

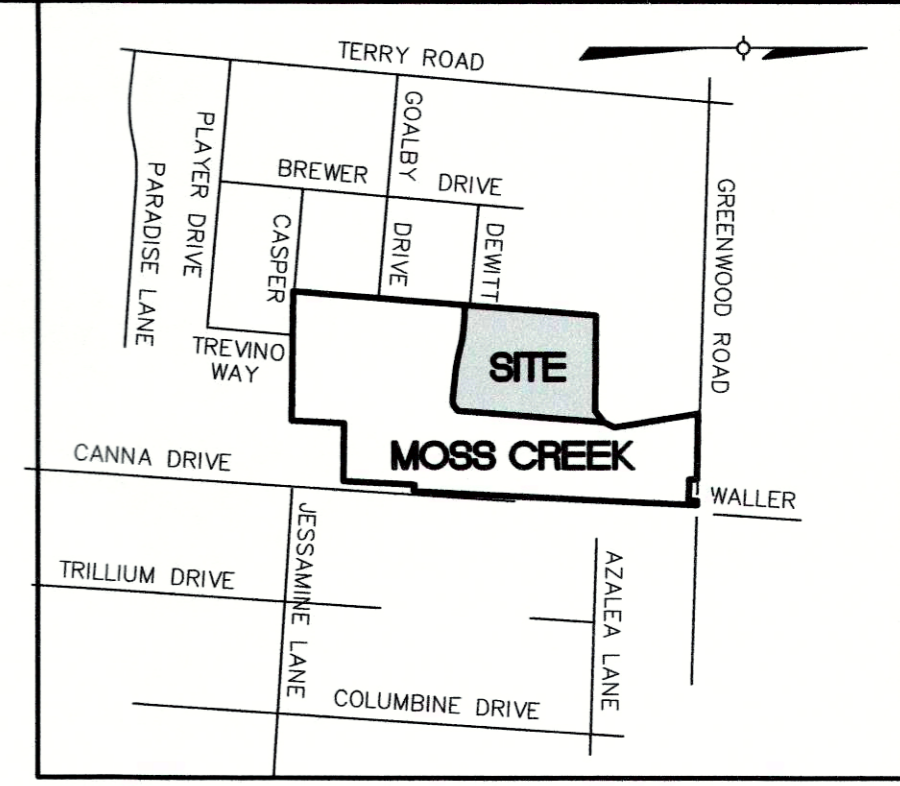
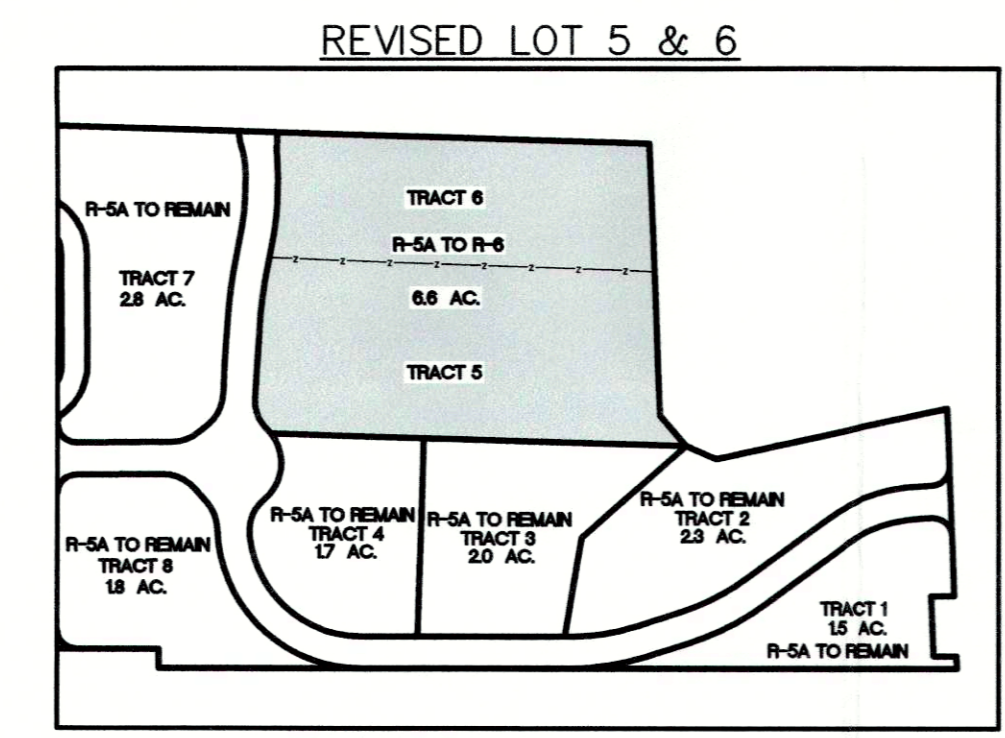
PRELIMINARY APPROVAL
Condition of Approval:
Tony Kelly
Date: 12/11/10
Development Engineer
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

THE ONLY REVISIONS TO THE SITE LAYOUT ARE ON TRACTS 5 & 6. NO OTHER AREAS ARE TO BE REVISED.

METRO
LOUISVILLE
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 1520NE1040
APPROVAL DATE: 12/11/10
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION
COMMISSION
PLANNING

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:
BY: *Bruce Probert*
DATE: 12/30/10
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE HINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



R-4/N
Bonita D Slayton
6202 Dewitt Drive
Louisville, KY 40258
D.B. 10143, PG. 0590

R-4/N
Nathan E & Sarah Jackson
6203 Dewitt Drive
Louisville, KY 40258
D.B. 8773, PG. 0885

N/C-1
Kroger Limited Partnership I
10168 Linn Station Rd.
Louisville, KY 40223
D.B. 7071, PG. 537

C-1/N
River City Bank
P.O. Box 1563
Louisville, KY 40201
D.B. 7951, PG. 0537

Ex. 10'x10' Sign Entrance Esm't. P.B. 52 PG. 88

MH# 101,540
Ex. 10'x10' Sign Entrance Esm't. P.B. 52 PG. 88

Ex. 15' Sewer Esm't. D.B.661, Pg.705

Ex. Var. Drain. Esm't. D.B.4761, Pg.297

TRACT 7

TRACT 6
R-5A TO R-6
2 STORY/16 UNITS

TRACT 5
R-5A TO R-6
2 STORY/16 UNITS

TRACT 4
2 STORY/8 UNITS

TRACT 3
2 STORY/16 UNITS

TRACT 2
2 STORY/8 UNITS

TRACT 1
2 STORY/8 UNITS

TRACT 8
2 STORY/16 UNITS

TRACT 7
2 STORY/8 UNITS

TRACT 6
2 STORY/8 UNITS

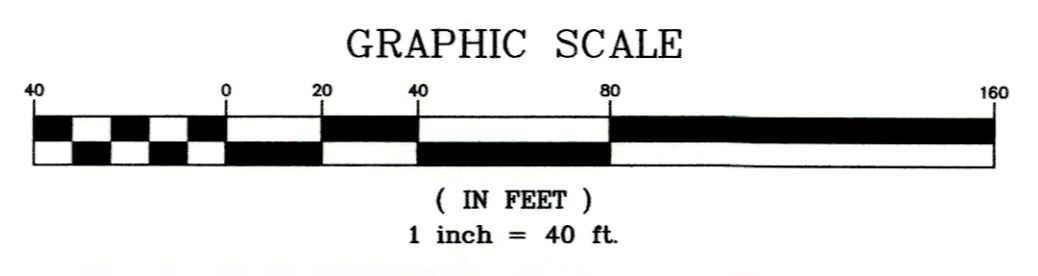
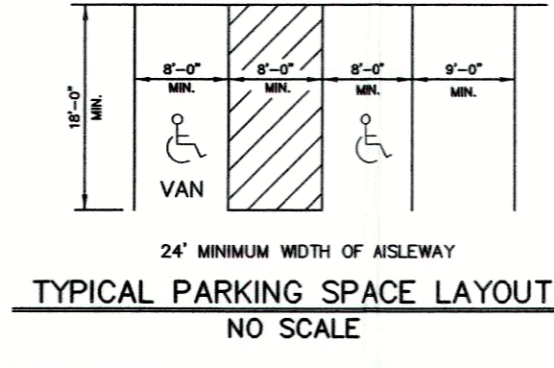
TRACT 5
2 STORY/16 UNITS

TRACT 4
2 STORY/8 UNITS

TRACT 3
2 STORY/16 UNITS

LINE	BEARING	LENGTH	RADIUS
L1	S52°33'09"W	8.90	73.00'
L2	N86°16'17"W	19.90	175.00'
L3	N85°19'53"W	43.93	300.00'
L4	N81°07'57"W	7.69	

LEGEND
 - - - - - EXISTING SEWER AND MANHOLE
 - - - - - EXISTING STORM SEWER, CATCH BASIN
 - - - - - EXISTING HYDRANT
 - - - - - EXISTING GAS VALVE
 - - - - - EXISTING FENCE
 - - - - - EXISTING SECTION OF PIPE TO BE REMOVED
 - - - - - PROPOSED SILT FENCE
 □ PROPOSED STONE BAG INLET PROTECTION



TREE CANOPY CALCULATIONS (TOTAL SITE)

TOTAL SITE AREA	= 285,533 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (243,068 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (243,360 S.F.)

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
 - Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
 - Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
 - All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
 - Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

TRACT 5 & 6 DATA

TRACT 5 & 6 AREA	= 6.6± ACRES
EXISTING ZONING	= R-5A
PROPOSED ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= MULTI-FAMILY
PROPOSED USE	= MULTI-FAMILY
TOTAL # OF UNITS	= 104 UNITS
BUILDING HEIGHT	= 2 STORY (NOT TO EXCEED 35')
BUILDING FOOTPRINT AREA	= 63,450 S.F.
TOTAL BUILDING AREA	= 126,900 S.F.
F.A.R.	= 0.44 (0.75 MAX. ALLOWED)
DENSITY (R-6)	= 15.76± DU/ACRE (17.42 MAX. ALLOWED)
PARKING REQUIRED	= 156 SPACES
PARKING REQ. (1.5/UNIT MIN.)	= 312 SPACES
PARKING REQ. (3.0/UNIT MAX.)	= 179 SPACES
TOTAL PARKING PROVIDED	(INCLUDES 6 HC SPACES)
TOTAL VUA	= 62,127 S.F.
ILA REQUIRED	= 4,660 S.F. (7.5%)
ILA PROVIDED	= 6,590 S.F.

OPEN SPACE (TOTAL SITE)
 REQUIRED SITE AREA = 6.6± ACRES
 DENSITY = 15.76 DU/ACRE
 5 TO 17 DU/ACRES REQUIRES AN OPEN SPACE OF 15% OF NET LOT AREA OR 3.69 ACRES (42,829 SF) RECREATIONAL OPEN SPACE (50% OF REQUIRED) = 21,414 SF
 PROVIDED OPEN SPACE
 TOTAL = 56,461 SF
 PROVIDED RECREATIONAL OPEN SPACE = 26,731 SF

- GENERAL NOTES
- Parking areas and drive lanes to be a hard and durable surface. Curbs will be provided.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0088 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (⇒) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
 - The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
 - Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
 - Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Proposed sidewalks shall be connected to existing sidewalks on stub streets where existing sidewalks exist.
 - Street trees shall be planted in a manner that does not affect public safety and maintains proper sight distance. Final location will be determined during construction approval process.
 - An encroachment permit and bond are required by Metro Public Works for roadway repairs on all surrounding access roads to subdivision site due to damages caused by construction traffic activities.
 - All street name signs shall conform to the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to the construction of the first residence or building on the street and shall be in place at the time of the bond release.
 - The minimum grade of all streets shall be 1% maximum grade shall be 10%.
 - The developer will be responsible for any utility relocation on the property.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Sanitary sewer service will be provided by connection and subject to applicable fees.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Storm drainage detention to be mitigated with a Regional Facilities Fee.
 - A Downstream Facilities Capacity Request has been submitted to MSD.
 - The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
 - Existing easements to be modified as needed.

TRACT 1 OWNER: MCBRIDE & SONS HOMES LOUISVILLE 331 TOWNPARK CIRCLE STE 100 LOUISVILLE, KY 40243
 SITE ADDRESS: 5900 DEWITT DRIVE TAX BLOCK 3911, LOT 0002 D.B. 9049, PG. 0663
 TRACT 2 OWNER: MCBRIDE & SONS HOMES LOUISVILLE 331 TOWNPARK CIRCLE STE 100 LOUISVILLE, KY 40243
 SITE ADDRESS: 6250 GREENWOOD ROAD TAX BLOCK 3911, LOT 0003 D.B. 9095, PG. 0293
 TRACT 3 OWNER: MCBRIDE & SONS HOMES LOUISVILLE 331 TOWNPARK CIRCLE STE 100 LOUISVILLE, KY 40243
 SITE ADDRESS: 7826 PLEASURE RIDGE WALK CIRCLE TAX BLOCK 3911, LOT 0004 D.B. 9182, PG. 0842
 TRACT 4 OWNER: MOSS CREEK ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202
 SITE ADDRESS: 7800 PLEASURE WALK CIRCLE TAX BLOCK 3911, LOT 0005 D.B. 10350, PG. 0139
 TRACT 5 OWNER: MOSS CREEK ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202
 SITE ADDRESS: 7801, 7900 MOSS CREEK DRIVE TAX BLOCK 3911, LOT 0006 & 7 D.B. 10350, PG. 0139
 TRACT 6 OWNER: MOSS CREEK ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202
 SITE ADDRESS: XXX TAX BLOCK 3911, LOT 0008 D.B. 10350, PG. 0139
 TRACT 7 OWNER: MOSS CREEK ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202
 SITE ADDRESS: 6000 DEWITT DRIVE TAX BLOCK 3911, LOT 0009 D.B. 10350, PG. 0139
 TRACT 8 OWNER: MOSS CREEK ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202
 SITE ADDRESS: XXX TAX BLOCK 3911, LOT 0010 D.B. 10350, PG. 0139
 TRACT 9 OWNER: MOSS CREEK ENTERPRISES LLC 143 W MARKET STREET LOUISVILLE, KY 40202
 SITE ADDRESS: 6110 GOALBY DRIVE TAX BLOCK 3911, LOT 0011 D.B. 10350, PG. 0139

REVISIONS

NO.	DATE	DESCRIPTION
1	3/2/15	REVISED TRACTS 7,10 & 11
2	4/13/15	REVISED PER AGENCY COMMENTS
3	8/31/15	REVISED LOT 5 & 6

PROJECT DATA
 FILE NAME: 05021-RDDP
 DATE: 9-28-15
 CHECKED BY: AER
 SCALE AS SHOWN
 DRAWN BY: JH/SBS

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
 505 WASHINGTON • SUITE 100 • COVINGTON, KY 40303
 TEL: 502.444.9771 FAX: 502.444.9774
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 MOSS CREEK ENTERPRISES LLC DEVELOPER
 MOSS CREEK ENTERPRISES LLC
 143 WEST MARKET STREET
 LOUISVILLE, KY 40202

JOB NO. 05021
 SHEET 1 OF 1
 RECEIVED
 SEP 28 2015
 PLANNING & DESIGN SERVICES
 COUNCIL DISTRICT - 12
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 CURRENT CASE: 1520NE1040
 RELATED CASE: 1508PLN040 WM #9001
 RELATED CASE: 15DEPLN1041